043.0	0007	0025.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,171,600	/	1,171,600
USE VALUE:	1,171,600	/	1,171,600
ASSESSED:	1,171,600	/	1,171,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65	-71	BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NELSON DENISE M/TRUSTEE
Owner 2:	PHOENIX REALTY TRUST
Owner 3:	
Street 1:	39 WRIGHT DRIVE
Street 2:	
Twn/City:	MARLBOROUGH
St/Prov:	MA Cntry: Own Occ: N
Postal:	01752 Type:

PREVIOUS OWNER

Owner 1:	NELSON DENISE M -
Owner 2:	-
Street 1:	39 WRIGHT DR
Twn/City:	MARLBORO
St/Prov:	MA Cntry:
Postal:	01752

NARRATIVE DESCRIPTION

This parcel contains 11,250 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1880, having primarily Asbestos Exterior and 4336 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	11250.000	565,600		606,000	1,171,600
Total Card	0.258	565,600		606,000	1,171,600
Total Parcel	0.258	565,600		606,000	1,171,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 270.20 | /Parcel: 270.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 30905

GIS Ref

GIS Ref

Insp Date 11/23/18

!3724!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0007-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	535,800	0	11,250.	606,000	1,141,800	1,141,800	Year End Roll	12/18/2019
2019	111	FV	479,500	0	11,250.	643,900	1,123,400	1,123,400	Year End Roll	1/3/2019
2018	111	FV	479,500	0	11,250.	469,700	949,200	949,200	Year End Roll	12/20/2017
2017	111	FV	449,200	0	11,250.	409,100	858,300	858,300	Year End Roll	1/3/2017
2016	111	FV	449,200	0	11,250.	348,500	797,700	797,700	Year End	1/4/2016
2015	111	FV	403,800	0	11,250.	340,900	744,700	744,700	Year End Roll	12/11/2014
2014	111	FV	403,800	0	11,250.	280,300	684,100	684,100	Year End Roll	12/16/2013
2013	111	FV	403,800	0	11,250.	266,600	670,400	670,400		12/13/2012

PRINT

Date	Time
12/10/20	18:53:43

LAST REV

Date	Time
06/25/19	10:18:15

jorourke

3724

USER DEFINED

Prior Id # 1:	30905
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON DENISE M	63283-491		2/18/2014	Convenience	1	No	No		
NELSON DENISE M	62174-398		7/3/2013	Convenience	1	No	No		
VALENTE ALEXAND	26050-505		2/14/1996		310,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2019	I & E Return	JO	Jenny O
11/23/2018	MEAS&NOTICE	HS	Hanne S
4/1/2016	I & E Return	MM	Mary M
4/1/2009	Measured	201	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Measured	197	PATRIOT
4/10/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		11250		Sq. Ft.	Site		0	80.	0.67	1									605,997						606,000	

Total AC/HA: 0.25826 | Total SF/SM: 11250 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 605,997 | Spl Credit | Total: 606,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	11 - Asphalt	50	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GREY/RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.89215863
Const Adj.:	0.91674733
Adj $ / SQ:	114.504
Other Features:	194500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	768487
Depreciation:	202881
Depreciated Total:	565606

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 16		BRs: 8		Baths: 4					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	4	2	
Totals			
4	16	8	

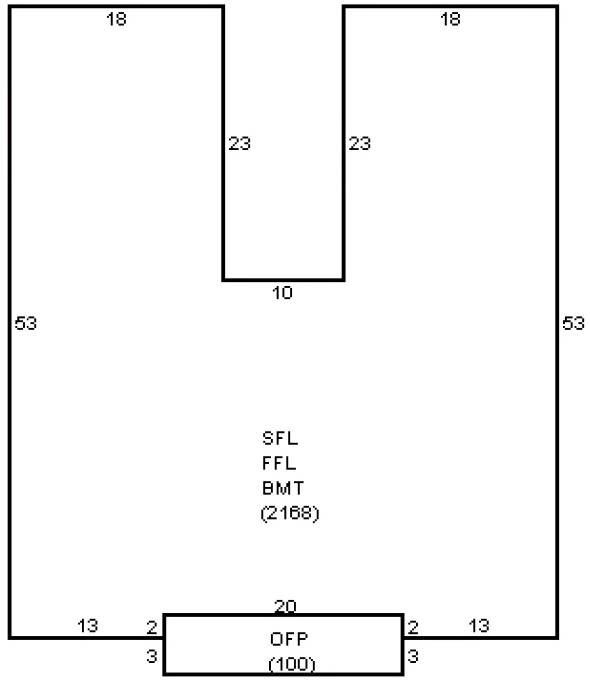
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	114.50
Special Features:	0	Val/Su Net:	85.65
Final Total:	565600	Val/Su SzAd	130.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,168	34.350	74,473
FFL	First Floor	2,168	114.500	248,244
SFL	Second Floor	2,168	114.500	248,244
OFP	Open Porch	100	30.250	3,025
	Net Sketched Area:	6,604	Total:	573,986
Size Ad	4336	Gross Are	6604	FinArea 4336

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0007-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: